



CITY APPOINTEES
MARY SHARP, VICE CHAIR
BERLIN BOYD
RUSTY LINKOUS
MARGARET PRITCHARD
JAMES TOLES

MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1978

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 408 - MEMPHIS, TENNESSEE 38103 - (901) 578-6919



COUNTY APPOINTEES
JON MCCREERY, CHAIR
CASSANDRA BELL-WARREN
ROBERT NORCROSS
EMILY TRENHOLM
LISA WILBANKS

MINUTES July 10, 2014

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Cassandra Bell-Warren	X	
Member	Berlin Boyd		X
Member	Rusty Linkous		X
Member	Margaret Pritchard	X	
Member	Robert Norcross	X	
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Lisa Wilbanks	X	
Alt. Member	Frank Colvett, Jr.		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Josh Whitehead called the roll. There was a quorum.

LUCB Staff: Brian Bacchus, Don Jones, Gregory Love, Terry Langlois, Calvin Abram, Marion Jones, and Chip Saliba.

Others Present: Thelma Conway, Geraldine Burton, Tijuana Gray, Tom Iverson, William Mitchell, Bill Parkey, Cindy Reaves, Jimmy Stokes and Earl Terrell.

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

Josh Whitehead reported there was none.

Approval of Minutes: May 8, 2014

Board Member Sharp made a motion to approve LUCB minutes from June 12, 2014. The motion was seconded by Board Member Wilbanks. The motion passed unanimously.

General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. The Consent Agenda Items 1 through 6 was read. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items.

Consent Agenda (Items 1-6)

- | | |
|--------------------------|--|
| 1. CASE NUMBER: | <u>S.A.C. 09-607</u> |
| LOCATION NAME: | <u>UNNAMED ALLEY NEAR CLEVELAND AVENUE</u> |
| Request: | Time Extension (Close & Vacate Alley Right-Of-Way) |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 2. CASE NUMBER: | <u>S.A.C. 14-604</u> |
| PROJECT NAME: | <u>CLAYBROOK STREET CLOSURE</u> |
| Request: | Street Closure |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 3. CASE NUMBER: | <u>Z 3063</u> |
| DEVELOPMENT NAME: | <u>GRANT NEIGHBORHOOD SHOPPING CENTER</u> |
| Request: | Amend the planned commercial center to allow a larger detached sign |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 4. CASE NUMBER: | <u>P.D. 97-355</u> |
| DEVELOPMENT NAME: | <u>WINCHESTER/NONCONNAH PARKWAY PLANNED DEVELOPMENT</u> |
| Request: | Major modification to allow additional wall signs at the Walmart Store |
| Staff's Recommendation: | Approval |
|
 | |
| 5. CASE NUMBER: | <u>P.D. 95-310 CC</u> |
| DEVELOPMENT NAME: | <u>BUCKINGHAM FARMS PLANNED DEVELOPMENT PARCEL L</u> |
| Request: | Site Plan Review for a Restaurant (Krispy Kreme) with drive thru service |

Staff's Recommendation: Approval with conditions

7. CASE NUMBER: **S.U.P. 14-221**

LOCATION NAME: **9 North 2nd Street; (Northwest corner of North 2nd Street and Madison Avenue)**

Request: Special permit to allow conversion to a nineteen (19) story full-service hotel building, including associated accessory uses

Staff's Recommendation: Approval with conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Item 2 was requested to be pulled for discussion. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1, 3, 4, 5 and 7. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 3, 4, 5 and 7 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously. Chairman McCreery then asked Board Member Wilbanks to read the Consent Agenda Item that was pulled for discussion. She then read the case.

Item 2: CASE #: S.A.C. 14-604

Request: Street Closure.

Location: South right of way line corner of Forrest Avenue and Watkins Street.

Applicant: SR Consulting, LLC (Cindy Reaves)

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Thelma Conway, 1245 Forrest, Memphis TN 38104

Geraldine Burton, 1245 Forrest, Memphis TN 38104

*Before voting Board Member Norcross "abstained" from voting due to his firm working on the project.

MOTION: Approval with Conditions

MADE BY: Wilbanks

SECOND: Toles

AYES: Bell-Warren, McCreery, Pritchard, Sharp, Toles, Trenholm and Wilbanks

Item 2 – APPROVED

REGULAR AGENDA ITEMS:

Chairman McCreery introduced Board Member Pritchard who would serve as Zoning Chair and she then called the first case.

Item 6: CASE #: S.U.P. 14-220 CC

Request: A Private Membership Club use in Conservation
Agriculture District.
Location: 4910 S. Germantown Road
Applicant: William F. Tait, Jr.
Representatives for applicant: William Mitchell, 3565 Ridge Meadow Parkway,
Memphis, TN 38115.

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Tom Iverson, 890 Wicow Tree, Cordova, TN 38018
Bill Parkey, 12520 Whispering Pines Dr., Olive Branch, MS 38654
Jimmy Stokes, 4897 S. Germantown Rd., Memphis, TN 38141
Tijuana Gray, 7226 N. Old Farm Rd., Memphis, TN 38125
Earl Terrell, 6681 Plumlee Cove W., Memphis, TN 38141

MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Norcross
Modified Conditions: 1. #6 – There will be no parking on the street at any time.
2. #9 – Sunday hours of operation will be 12pm – 10 pm
Saturday from 7am – 12 am
Monday thru Friday from 7am – 10 pm
3. #13 – No live or recorded music will be played outside
of the premises and any other (interior) music must be
played at a reasonable volume.
4. Membership must be limited to 150 members.
5. Stables must house only 3-4 horses and the horses must
be well and properly maintained
2nd MOTION: Approval with the above Modified Conditions
MADE BY: Pritchard
SECOND: Toles
AYES: McCreery, Pritchard, Sharp and Toles
NAYS: Bell-Warren, Norcross, Trenholm and Wilbanks

Item 6 – DENIED DUE TO SPLIT VOTE

ADJOURNMENT:

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED: 8-14-14

CHAIRMAN 

SECRETARY